

Tsarkov, Alex

From: David K [davidk1233@comcast.net]

Sent: Wednesday, March 23, 2011 10:44 PM

To: Tsarkov, Alex

Subject: From Kerry Gray: Written Testimony is Support of HB6620, HB1205, HB1208 Condo Bills; For Public Hearing 3/25/11

Written Testimony is Support of HB6620, HB1205 and HB1208; For Public Hearing 3/25/11

2037 Broadbridge Avenue
Stratford, CT 06614
March 2, 2011

To the CT Post Editor:

Please include this in the CT Post's Letter to the Editor Section.

The important work of the Connecticut Condo Owners Coalition (CCOC) is having a positive impact on Connecticut legislature. New members are joining every day; and the more voices that are heard, will only help to protect the interest of condo owners in Connecticut. There are currently several condo bills before the Connecticut General Assembly's Judiciary Committee, and on March 16, the Judiciary Committee is planning a public hearing on all condo bills before it.

I joined the CCOC after contacting the Department of Consumer Protection as well as the Attorney General in December 2008 with several issues relating to the association I belong to. The response I received from both was that although they were sympathetic to the problems at my condo, state laws barred them from enforcing condominium or cooperative laws. I was advised that the legal right to enforce the provisions by statute is placed with unit owners, rather than a state agency. As a result, too many condo owners simply accept violations of condominium by-laws and state laws because of the time and expense of enforcing their rights in court.

Among others bills, the CCOC is in support of An Act Establishing an Office of Condominium Ombudsman (HB 5572) as well as An Act Establishing a Dispute Resolution Process for Complaints of Unit Owners Against Condominium and Common Interest Ownership Associations (HB 5902). I personally would be willing to pay a nominal fee each year to fund a resource such as a "Condominium Ombudsman" that would provide condo owners with a place to go to have disputes resolved. It would certainly cost less than hiring an attorney.

Membership in the Connecticut Condo Owners Coalition is free and anyone interested can join by going to ctcondoowners@yahoo.com. The more condo owners who join CCOC, the more impact the CCOC can have on the Connecticut legislature.

Sincerely,

Kerry Gray
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3/24/2011